

# S U B L E A S E

21, 11651 40 STREET SE  
SOUTHBEND BUSINESS PARK



3,050 SQ FT AVAILABLE

## Highlights ...

- ✓ Great location just off Barlow Trail minutes from Deerfoot Trail
- ✓ Rare find, 50 % newer well appointed office component
- ✓ Attractive building constructed in 2015
- ✓ large rear yard with drive in loading and 2nd row parking
- ✓ Sub Lease term expires June 30, 2020

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**Industrial, Retail, Investment Sales & Leasing**

# S U B L E A S E

## S O U T H B E N D B U S I N E S S P A R K

**ADDRESS:** 21, 11651–40 Street SE, Calgary, T2Z 4M8

**ZONING:** DC 54Z98 (PRE IP2007)

**YEAR BUILT:** 2015

**SIZE::** 3,350 sq ft rentable

**DESCRIPTION:** 50 % office, Large reception and board room, with 2 private offices, kitchen, male & female washrooms, balance of space open warehouse

**CEILING HEIGHT:** Office 10' , warehouse 20'

**ELECTRICAL:** 225 Amp/240 Volt/3 phase

**NET RENT:** \$12.50 per sq ft per annum

**OPERATING COSTS:** (2018) \$5.08 per sq ft per annum

**UTILITIES:** Extra, payable by Tenant

**MECHANICAL:** HVAC, gas suspended unit in warehouse, male and female washrooms

**COMMENTS:** Rare find, well appointed high office component unit within this newer well located building, excellent rear yard loading and parking available for quick occupancy .



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# F O R   S U B   L E A S E



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# FOR SUBLEASE

